Karen Johnson Davidson County
Batch# 1004093 DEEDWARR
05/16/2023 02:49:30 PM 3 pgs
Fees: $18.00 Taxes: $2,146.00
20230516-0036661

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SHANNON PHILBIN NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON MY COMMISSION EXPIRES MARCH 9, 2027 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $580,000.00. Affiant Subscribed and sworn to before me, this 16th day of May, 2023. Notary Public My commission expires:

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Avenue, North, Franklin, TN 37064

WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Pauleatha VD Bonds and Padraic PC Bonds	Liberty Federal CC	181-01-0B-141.00-CO
6732 Sunnywood Drive	PO Box 5129	
Nashville, TN 37211	Evansville, IN 47716	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, we,

Jenny Stokes and Justin Stokes, a married couple, as tenants by the entirety

(hereinafter called the "Grantors"), have bargained and sold, and by these presents do transfer and convey unto

Pauleatha VD Bonds and Padraic PC Bonds, wife and husband

(hereinafter called the "Grantees"), their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 6 on the Plan of Phase Two, 2nd Addition to Sugar Valley, an Planned Unit Development of record in Instrument No. 20060322-0032604, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jenny Woo, unmarried by Warranty deed from Yazdian Construction, Inc., a Tennessee Corporation of record in Instrument No. 20070112-0005225 Register's Office for Davidson County, Tennessee, dated January 11, 2007 and recorded on January 12, 2007.

Being the same property conveyed to Justin Stokes and Jenny Stokes, a married couple, as tenants by the entirety by Quitclaim deed from Jenny Stokes, who acquired title as Jenny Woo, married of record in Instrument No. 20220509-0052872 Register's Office for Davidson County, Tennessee, dated April 18, 2022 and recorded on May 09, 2022.

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This is **improved** property known as **6732 Sunnywood Drive, Nashville, TN 37211.**

TO HAVE AND TO HOLD the said tract of parcel of land, together with any and all appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs and assigns, forever.

GRANTORS COVENANT with the said Grantee that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantees.

2. Matters, if any, shown on any applicable Plan of record in the Register's Office for Davidson County, Tennessee.

3. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.

GRANTORS FURTHER COVENANT and bind themselves, their heirs and representatives, to warrant and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 16th day of May, 2023.

Jenny Stokes

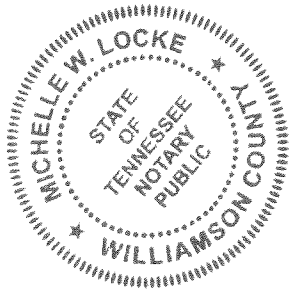
Justin Stokes

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named, Jenny Stokes and Justin Stokes, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained, and who swore to the statements made above and subscribed their names above.

Witness my hand and official seal this 16th day of May, 2023.

Notary Public
My Commission Expires: 9/14/25



Lenders Title Company File No. 23-001473-525

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Certificate of Authenticity

I, Ernest D. Bennett, III, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on the 16 day of May, 2023.

Ernest D. Bennett, III 5-16-23

Ernest D. Bennett, III, Affiant Date

State of Tennessee)
County of Davidson)

Sworn to and subscribed before me this 16 day of May, 2023

Commission Expires: _____

Notary Public

ANTHONY N. GRECO
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES SEPT. 2, 2024